

Recorded: 10/22/2024 at 8:53:49.0 AM  
County Recording Fee: \$0.00  
Iowa E-Filing Fee: \$0.00  
Combined Fee: \$0.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2672

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT  
TO BE COMPLETED BY TRANSFEROR**

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**. Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:

<https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf>

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf>

**TRANSFEROR:**

Name: Philip W. Holtz & Abby J. Holtz

Address: 1911 Honey Creek Rd., Manchester, IA 52057

Number and Street or RR, City, Town or P.O., State Zip

**TRANSFeree:**

Name: RAD Investments, LLC, c/o Robert S. & Ashley Radabaugh

Address: 5638 Irina Ct., Asbury IA 52002

Number and Street or RR, City, Town or P.O., State Zip

Address of Property Transferred:

1911 Honey Creek Rd., Manchester, IA 52057

Number and Street or RR, City, Town or P.O., State Zip

Legal Description of Property:

Lots Three (3) and Four (4) of Holtz Subdivision; in the Northeast Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter Section 20, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 3050

**1. Wells (check one)**

- No Condition - There are no known wells situated on this property.  
 Condition Present - There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

**2. Solid Waste Disposal (check one)**



No Condition - There is no known solid waste disposal site on this property.  
 Condition Present - There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

**3. Hazardous Wastes (check one)**

- No Condition - There is no known hazardous waste on this property.
- Condition Present - There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

**4. Underground Storage Tanks (check one)**

- No Condition - There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- Condition Present - There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

**5. Private Burial Site (check one)**

- No Condition - There are no known private burial sites on this property.
- Condition Present - There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

**6. Private Sewage Disposal System (check one)**

- No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
- No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- Condition Present - There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- Condition Present - There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and the buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- Condition Present - There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #7]
- Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #7 use prior check box]:  
 \_\_\_\_\_
- Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number:  
 \_\_\_\_\_

Review the following two directions carefully:

- A. If you selected a box stating "No Condition" for every numbered section above, **STOP HERE**. Do not submit this form. Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:

"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."

Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- B. If you checked any box stating "Condition Present" for any of the numbered sections above, continue below. You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

Northeast corner of the house, roughly 5 feet

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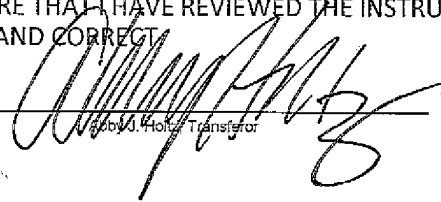
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I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: \_\_\_\_\_ Telephone No.: (563) 920-9528



Robert J. Holtz, Transferor

**TIME OF TRANSFER INSPECTION TOT# 12046 BILL DOWNS CERT # 8880**

Site Information

Parcel Description: **Phil Holtz**  
Address: **1911 Honeycreek Rd., Manchester, IA 52057** County: **Delaware**

Owner Information

Property is owned by a business: **No**  
Business Name:  
Owner Name: **Phil Holtz**  
Email Address:  
Address: **1911 Honeycreek Rd., Manchester, IA 52057**  
Phone No: **563-920-9130**

Site related information

No Of Bedrooms: **4** Inspection Date: **09/07/2024**  
Facility Type: **Residential** Currently Occupied: **Yes**  
Last Occupied: System Installation Date: **08/06/2020**  
Permit issued by County: **Yes** Permit Number: **2951**  
All plumbing fixtures enter septic system: **Yes** County contacted for records: **Yes**  
Property Information Comments:

Primary Treatment

**Tank 1**

Tank Name: <b>Tank 1</b>	Type: <b>Septic Tank</b>	Tank Size (Gal): <b>1500</b>
Tank Material: <b>Concrete</b>	Tank Corrosion Type: <b>None</b>	Liquid Level Type: <b>Normal</b>
No. of Compartments: <b>2</b>	Pump Tank Chamber: <b>No</b>	Licensed Pumper Name: <b>Bill Downs</b>
Date Pumped: <b>9/7/2024</b>	Meets Setback to Well: <b>Yes</b>	Well Type: <b>Private</b>
Distance To Well (Ft): <b>100+</b>	Is Accessible: <b>Yes</b>	Lid Intact: <b>Yes</b>
Risers Intact: <b>Yes</b>	Effluent Filter Present: <b>Yes</b>	Watertight: <b>Yes</b>

Tank/Vault Pumped: **Yes**      Inlet Baffle Present: **Yes**      Outlet Baffle Present: **Yes**      Functioning as Designed: **Yes**  
Tank Comments: **Looks like new**

General Primary Treatment Comments:

Distribution Type

**Distribution Box 1**

Label: **Distribution Box 1**      Material Type: **Plastic and Concrete**      Accessible: **Yes**  
Box Opened: **Yes**      Baffle Present: **No**      Speed Levelers Present: **Yes**  
Watertight: **Yes**      Functioning As Designed: **Yes**

General Distribution System Comments :

Secondary Treatment

**Lateral Field1**

Distribution Type: **Distribution Box**      Material Type: **Rock and PVC Pipe**      Trench Width: .  
Lines: **3**      Total Length of Absorption Line: **300**      System Hydraulic Loaded: **Yes**  
Gallons Loaded: **450**      Meets Setback to Well: **Yes**      Well Type: **Private**  
Distance To Well (Ft): **100+**      Lateral Lines Probed: **Yes**      Saturation or Ponding Present: **No**  
Grass Cover Present: **Yes**      Lateral Lines Equal Length: **Yes**      System Located on Owner Property: **Yes**  
Easement Present: **N/A**      Functioning as Designed: **Yes**  
Comments: **sandy ground**

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **System working well at time of inspection. Filter in outlet needs to be cleaned in the spring and fall.**

**TIME OF TRANSFER INSPECTION TOT# 12046 BILL DOWNS CERT # 8880**

Owner Name: **Phil Holtz**

Address: **1911 Honeycreek Rd. , Manchester , IA 52057**

County: **Delaware**

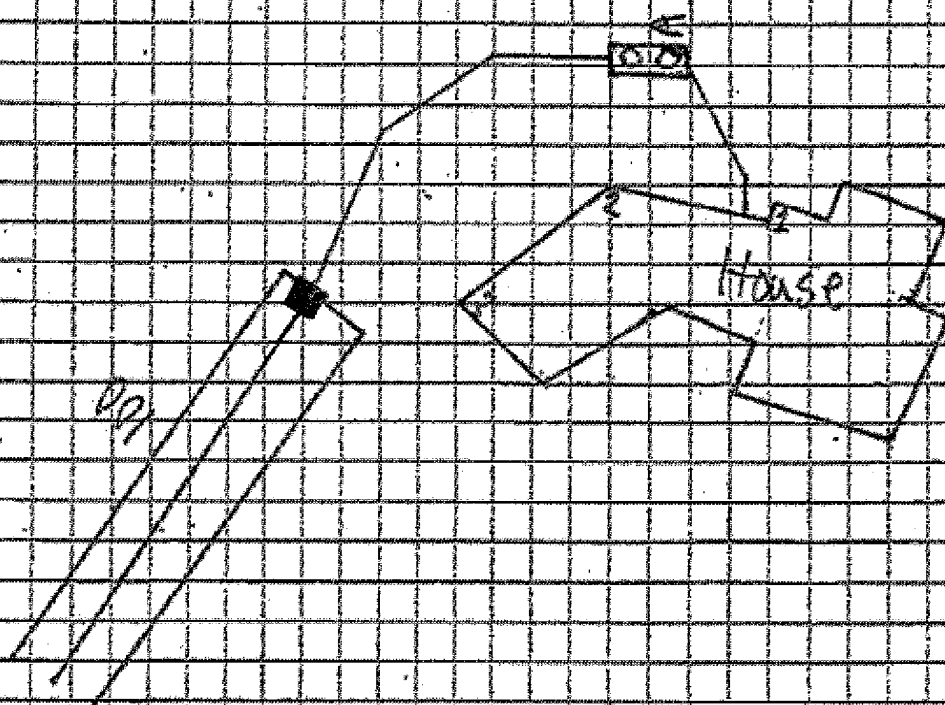
Inspection Date: **09/07/2024**

Submitted Date: **9/10/2024**

This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).



N<sup>4</sup>



- 1 → A = 74
- 2 → A = 30
- 2 → C = 84
- 3 → C = 38
- House → Well = 37
- 1 → House = 61
- Well → C = 105



DELAWARE COUNTY

920-9130

BOARD OF SUPERVISORS

PERMIT NO. 2951

APPLICATION FOR PERMIT TO INSTALL PRIVATE SEWAGE DISPOSAL SYSTEM

ADDRESS 1911 Honey Creek Ad. SECTION 20 TOWNSHIP Delaware

Owner Phil Holtz Plumber OBSIS

LOCATION SEC 20 T 24 N R 5 W Parcel# 140200004500

Lot size 9.8 acres Type Commercial Residential (No. Bedrooms) 4

Fixtures: Stools Bath tubs Showers Sinks Lift Pump

Septic tank made by Sublet Construction Material Conk Gallon Cap. 1500

Absorption Field: Total length of Laterals 300 No. of lateral lines 3 Size of leach bed

Trench Material Rock/Pipe Secondary Treatment Type Serial No.

This system is new construction Existing

I certify that the above information is correct and that all proposed work will be completed in accordance with Delaware county Regulations.

Delaware County Septic System Disclaimer

The issuance of a permit and the completion of the inspection required by Delaware County Ordinance No. 40 do not serve as any type of warranty, guarantee, or certification regarding the proper functioning of a private septic system for any period of time in the future. Delaware County and its employees or agents are unable to supervise or monitor the numerous factors (usage, soil characteristics, previous failures, etc.) that may effect the proper operation or the use and maintenance of the system.

The issuance of a permit and/or the completion of the inspection do not constitute any type of warranty, guarantee, or certification regarding the impact the system is or is not having on the groundwater. Delaware County and its employees or agents are not able to determine the impact a septic system is having on the groundwater.

Delaware County hereby DISCLAIMS ALL WARRANTIES, either expressed or implied, associated with this permit and the inspection required under Ordinance No. 40.

By signing below, I acknowledge that I have received and read the above disclaimer.

Name Applicant Date

I have studied the information contained herein and certify that the application complies with Delaware County Ordinance No. 40 and Iowa Administrative Code 567-69, Private Sewage Disposal Systems.

Name Delaware County Representative Date 8/6/2020

DELAWARE COUNTY SANITATION

EnvTrack # \_\_\_\_\_  
Permit # 2151

Application # \_\_\_\_\_

Completion Report for Private Sewage Disposal System

Owner: Paul Hoffz  
Site Address: 1911 Honey Creek Rd Township: Delaware  
Parcel #: 14020000 W500 Lot #: \_\_\_\_\_ Legal S-T-R: 21-89-5  
Mailing Address: \_\_\_\_\_  
Contractor: OASIS Bedroom #: 4

Water Supply: Private

Primary Treatment: Latitude: 42.5116 Longitude: -91.45605

Septic Tank - Volume (g): 1500 Manuf: SWANS Material: CRU # Pieces: 1 # Comp: 2  
Riser Ht Lid 1 (in): 6 Riser Ht Lid 2 (in): 0 Filter Brand: \_\_\_\_\_ Diameter (in): 4 Distance to well (ft): 2100

Note: Effluent filter requires frequent cleaning.  
Dose Tank Volume(g): \_\_\_\_\_ Pump or Siphon Dose: \_\_\_\_\_ Gallons/dose: \_\_\_\_\_ Riser Ht (in): \_\_\_\_\_ Alarm: \_\_\_\_\_

D-Box: Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_ Depth: 14"

Subsurface Absorption Type: Rock/Pipe Chamber Manuf: \_\_\_\_\_ Lineal Ft: 700 # Trenches: 3  
Inches rock under pipe: \_\_\_\_\_ Trench Depth (in): \_\_\_\_\_ Trench width (in): \_\_\_\_\_ Distance to well (ft): 2100

Surface Absorption Type: \_\_\_\_\_ Overall length (ft): \_\_\_\_\_ Overall width (ft): \_\_\_\_\_  
Rock bed length (ft): \_\_\_\_\_ Rock bed width (ft): \_\_\_\_\_ Length of laterals (ft): \_\_\_\_\_ # Laterals: \_\_\_\_\_  
Header pipe diameter (in): \_\_\_\_\_ Rock type: \_\_\_\_\_ Distance to well (ft): \_\_\_\_\_ Depth to bottom of trench (in): \_\_\_\_\_

Packed Bed Media Filter: \_\_\_\_\_ Sand filter length(ft): \_\_\_\_\_ Sand filter width (ft): \_\_\_\_\_ Sand filter sq ft: \_\_\_\_\_  
Liner: \_\_\_\_\_ Distance to well (ft): \_\_\_\_\_ # Distributor lines: \_\_\_\_\_ # Collector lines: \_\_\_\_\_  
Distributor line type: \_\_\_\_\_ Separating layer: \_\_\_\_\_ Discharge GPS (lat x long): \_\_\_\_\_

\*Peat Filter: Serial #: \_\_\_\_\_ Closed or Open bottom: \_\_\_\_\_ Lineal Ft absorption: \_\_\_\_\_ # Laterals: \_\_\_\_\_  
crushed rock, river rock or chamber \_\_\_\_\_ Trench width (ft): \_\_\_\_\_ Rock under pipe (in): \_\_\_\_\_  
Distance to well (ft): \_\_\_\_\_ Inches soil cover over trench: \_\_\_\_\_ Discharge GPS (lat x long): \_\_\_\_\_

\*Recirculating Textile Filter: Brand Name: \_\_\_\_\_ Distance to well (ft): \_\_\_\_\_  
Discharge GPS (lat x long): \_\_\_\_\_ Absorption field installed after (no discharge) \_\_\_\_\_

\*Note: A maintenance agreement with a manufacturer-approved contractor must be maintained for the life of the septic system.  
Comments: Effluent filter requires frequent cleaning.

Was any portion of the field covered before the inspection: Yes System installation approved: 8/6/2020

Date of Final Inspection: 8/7/2020 Environmental Health Specialist: [Signature]  
Scanned

*This APPROVAL in no way makes the County responsible for the continued operation of this sanitation system*